

COMMISSIONERS APPROVAL

CHILCOTT 

THOMPSON 

LYONS

PLETTENBERG (Clerk & Recorder)

Date.....April 27, 2007

Members Present.....Commissioner Alan Thompson and
Commissioner Howard Lyons

Minutes: Beth Farwell

The Board met to accept cash-in-lieu for Centennial Lot 17. Planner Tristan Riddell presented Centennial Lot 17 to the Board for review. He stated the lot is 0.95 acres of land with .3 acres of park. The remainder portion must be in cash-in-lieu. \$12,896.65 is the balance.

John Horat who is the Developer's Representative was also present. Commissioner Thompson asked if the developer has a problem with the numbers found. John answered no. Commissioner Thompson reviewed the plans. Commissioner Lyons made a motion to accept the cash-in-lieu. Commissioner Thompson seconded the motion and all voted "aye".

The Board also met to grant final approval of Vistas Bitterroot Valley Subdivision. Commissioner Lyons made a motion to approve the final plat for Vistas Bitterroot Valley Subdivision. Commissioner Thompson seconded the motion and all voted "aye".

The Commissioners reviewed the letter of support for Kids First Tobacco Prevention Grant. Commissioner Lyons made a motion to send the letter of support for Kids First Tobacco Prevention Grant. Commissioner Thompson seconded the motion and all voted "aye".

The Board met for approval of the DTM Consulting contract for the GIS component of countywide zoning. Present were Planner Renee Van Hoven and Administrative Director Skip Rosenthal. Commissioner Thompson read the request for commissioner action and asked for a staff report from Renee. Renee gave a brief statement and stated that the contract had been reviewed by Civil Counsel Alex Beal, Administrative Director Skip Rosenthal, and Planning Director Karen Hughes. Commissioner Lyons made a motion to accept the contract with DTM Consulting. Commissioner Thompson seconded the motion and all voted "aye".

In other business, the Board met to review and approve a Resolution for TSEP Money for the Roaring Lion project. Skip Rosenthal reviewed the request for the resolution with the Commissioners. Skip explained the need for a resolution. He stated the resolution is for the planning portion of the grant that would be funded by the county for \$12,000 - \$14,000. The total request for the grant is \$28,000. The State (through this grant) would fund the remainder \$14,000. Commissioner Lyons made a motion to approve of Resolution No. 3013 which allows the county to apply for this TSPE grant. Commissioner Thompson seconded the motion and all voted "aye".

Minutes: Glenda Wiles

The Board met with Mr. Sardot, a resident of Upper Woodchuck Road in regard to continuing their conversation about creating a Rural Special Improvement District for a portion of Upper Wood Chuck Road. Also present was the Engineer Jason Rice and members of his staff. Bond Counsel Mae Nan Ellingson was placed on conference call. Discussion and concerns included the following issues:

- Benefits versus costs during the 20-year period at tax exempt rata status
- Rate of bonds currently at 5.5% with better rate at 15 years and ability of landowners to prepay
- The required 5% deposit to the revolving fund
- Cost to underwrite the bonds; cost for bond counsel, offering documents/official statements
- Costs under public law for Davis Bacon wages
- Location of road from Ravalli County to Missoula County; possibility of having a joint district by manner of Resolution from Missoula County
- Road maintenance within the district and need to have a petition to alter the road
- Monies previously spent by residents on engineer can be rolled into the RSID
- Waiver and agreement to take over the engineering contract
- Waiver by residents to move forward with the RSID
- Needs of Bond Counsel include the boundary map, legal description by meets and bounds, listing of improvements to be done, estimated costs, list of owners which include the GEO address, and need to coordinate this information with Glenda for Resolution of Intent and Resolution to create along with a mailing list and newspaper notification; the market value and allocation of costs which include the area of each parcel, equality among the logs, lineal front footage, taxable value of lots and assessable area
- Noting the assessment can not exceed the benefits with the concern the bond is worth the value of the land and the issue of raw land versus land that is already divided into lots.

It was agreed Glenda will work with the Engineers in regard to moving forward on a potential creation of an RSID keeping Mae Nan's office in the loop for further issues and concerns.